

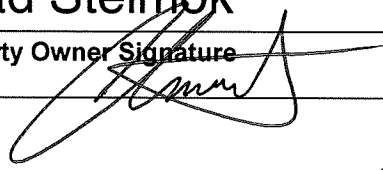
# Administrative Alternates



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	<b>OFFICE USE ONLY</b>
Section(s) of UDO affected: <b>Sec 3.2.3 and 3.2.4</b> Provide an explanation of the alternate requested, along with an applicant's statement of the findings <u>Outdoor Amenity space provided in lieu of 70% building in the build-to (UDO Sec. 3.2.4D) See Attachment for Findings</u> Provide all associated case plan numbers including zoning and site plan: Transaction # 510101	Transaction Number

<b>Property Address</b> 910 & 818 Oberlin Road	<b>Date</b> 4/10/2017	
<b>Property PIN</b> 1704047529 & 1704046793	<b>Current Zoning</b> RX3-CU	
<b>Nearest Intersection</b> Van Dyke & Oberlin Road	<b>Property size (in acres)</b> 2.17	
<b>Property Owner</b> 904 The Oberlin, LLC	<b>Phone</b> 919-271-6884	<b>Mail</b> 7100 Six Forks Road Suite 100 Raleigh, NC 27615
	<b>Email</b> Chad@kdgroupLLC.com	
<b>Project Contact Person</b> Chad Stelmok	<b>Phone</b> 919-271-6884	<b>Mail</b> 7100 Six Forks Road Suite 100 Raleigh, NC 27615
	<b>Email</b> Chad@kdgroupLLC.com	
<b>Property Owner Signature</b> 	<b>Email</b> Chad@kdgroupLLC.com	
<b>Notary</b> Sworn and subscribed before me this <u>10<sup>th</sup></u> day of <u>April</u> , 20 <u>17</u> <u>x. Kelli Jo Wright</u> Kelli Jo Wright	<b>Notary Signature and Seal</b> <div style="border: 1px solid black; padding: 5px; text-align: center;">                     KELLI JO WRIGHT                      NOTARY PUBLIC                      Wake County                      North Carolina                      My Commission Expires <u>4/16/18</u> </div>	

NOTARY PUBLIC  
KELLY WRIGHT  
West County  
North Carolina  
My Commission Expires

**904 Oberlin Condos**  
**Developer's Statement in Support of a Request for an Administrative Alternate**  
**Approval**  
April 10, 2017

The following statement is offered in support of a request to approve an administrative alternate for the City of Raleigh UDO Sec. 3.2.4.D.2 'Build-To' requirements. The site and adjacent properties and the design of the proposed alternate outdoor space meets the "intent" of the ordinance and the "general requirements" of an "outdoor amenity space".

**Build-To Intent** - UDO Sec. 1.5.6.B.1 states that the intent of the 'Build-To' requirement is as follows:

1. The build-to is intended to provide a range for building placement that strengthens the street edge along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street.
2. The building edge can be supplemented by architectural elements and certain tree plantings aligned in a formal rhythm. The harmonious placement of buildings to establish the street edge is a principal means by which the character of an area or district is defined.

**Contributing Factors** - Several factors contribute to the appropriateness of the proposed outdoor amenity space as a means of compliance which requires that a minimum of 70% of the building width in the primary build-to zone (10'/30'). These factors are noted below.

- **The character of the Oberlin/Cameron Village neighborhood is strengthened by architecture and site design that responds to more green open space.**
- **Allowing for more open green space along Oberlin road vs. buildings will allow a softer feel along this important historic area frontage.**

**Administrative Alternate Findings** - The Planning and Development Officer may in accordance with Sec.

10.2.17. reduce the build-to requirement, subject to all of the following findings:

1. The approved alternate meets the intent of the build-to regulations;  
**Response: The Amenity Space is designed with uniform, rhythmic street tree plantings supplemented by evergreen hedge plantings and ornamental fencing, which combine to extend the "building edge" along Oberlin Road. These provisions strengthen the street edge along the right-of-way, establishing a sense of enclosure by providing spatial definition adjacent to the street. Reference Exhibit Landscape and Open space plan attached below.**
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;  
**Response: The proposed residential Condo building project and outdoor amenity space conforms to the City's Comprehensive Plan.**
  - a. **LU 2.1 Placemaking – the proposed outdoor amenity space will contribute to the goal of promoting healthy communities and active lifestyles by providing or encouraging enhanced pedestrian circulation**
  - b. **H 4.2 Aging in Place – the proposed condominium units will target existing retiree and empty nesters from the surrounding neighborhoods. Smaller living units, secure parking and outdoor park and dog walk areas are in high demand by Raleigh residents that desire to downsize but not leave their neighborhood.**
  - c. **PR 4.8 Private Parks Encourage the provision of tot lots, pocket parks, and other privately-held and -maintained park spaces within residential development**



3. The approved alternate does not substantially negatively alter the character defining street wall or establish a build-to pattern that is not harmonious with the existing built context;

**Response:** The building pattern along Oberlin Road. is unique due to the existing historic houses being the "Plummer T Hall House" and the "Turner House" that are adjacent to this property. With the reduction in the build-to zone this will allow for a more consistent spacing and transition between the new and existing historic homes.

4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and

**Response:** The proposed alternate design for an outdoor amenity area facilitates desirable pedestrian circulation along the perimeter of the site, enhancing both the comfort and safety of the residents and their guests.

5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

**Response:** As proposed the outdoor amenity space would add 78' to the building width, totaling 198' or 86% of the 229' wide lot.



In summary the outdoor amenity space proposed meets the intent and supports the findings as defined by the City of Raleigh UDO. The alternate proposed complies with the General Requirements for outdoor amenity space as further defined in Sec. 1.5.3.C noted below:

### **General Requirements**

- ✓ 1. Where outdoor amenity area is required, it must be provided on-site and must be available for use by or as an amenity for the occupants, invitees and guests of the development. **YES**
- ✓ 2. All required outdoor amenity areas must be ADA accessible. **YES**
- ✓ 3. Required outdoor amenity area may be met in 1 contiguous open area or in multiple open areas on the lot; however, to receive credit, each area must be at least 10 feet in width and length. **YES**
- ✓ 4. Required outdoor amenity area may be located at or above grade. **YES**
- ✓ 5. Required outdoor amenity area cannot be parked or driven upon, except for emergency access and permitted temporary events. **YES**
- ✓ 6. In all other districts except DX-, required outdoor amenity area may be covered but cannot be enclosed. **YES**
- ✓ 7. Above-ground stormwater detention facilities shall not be considered an outdoor amenity area. **YES**
- ✓ 8. Tree Conservation areas shall not be considered an outdoor amenity area. **YES**

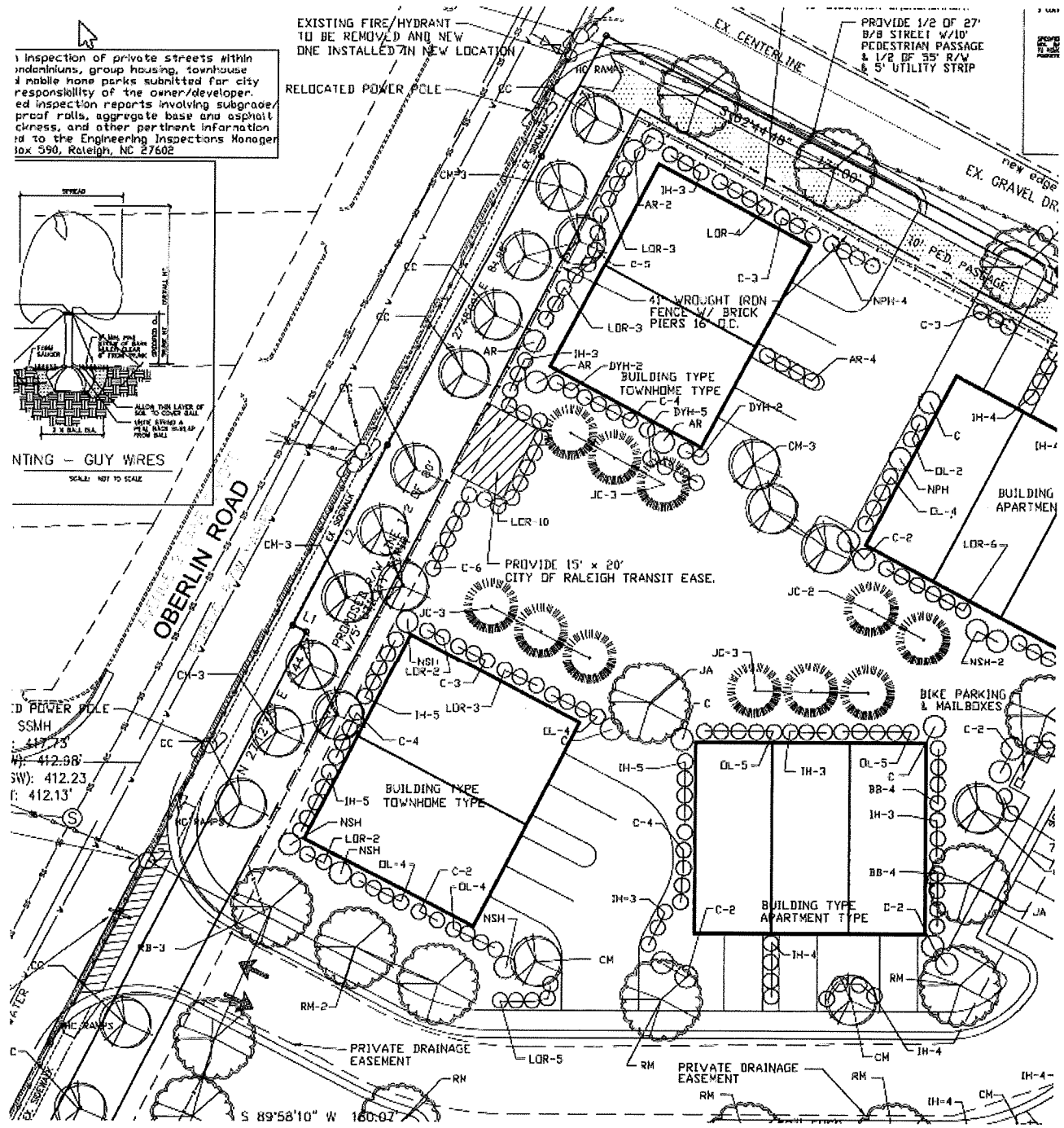
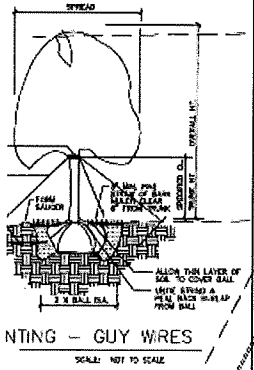






# Landscape and Open Space Exhibit:

Inspection of private streets within subdivisions, group housing, townhouse and mobile home parks submitted for city responsibility of the owner/developer. Inspection reports involving subgrade, proof rolls, aggregate base and asphalt thickness, and other pertinent information to be submitted to the Engineering Inspections Manager, Box 390, Raleigh, NC 27602.

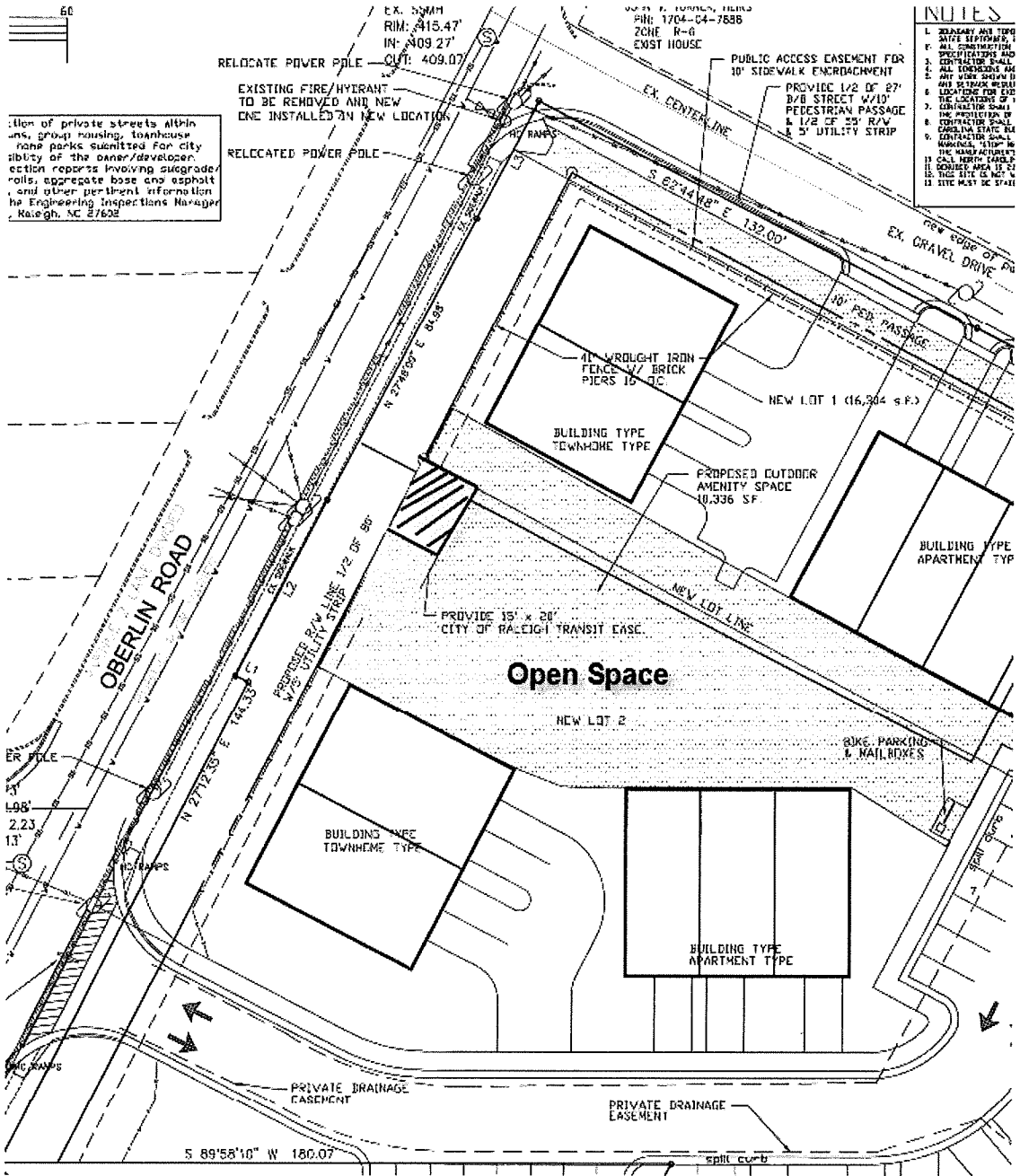




Location of private streets within lots, group housing, townhouse and parks submitted for city approval of the owner/developer. Action reports involving subgrade, rolls, aggregate base and asphalt and other pertinent information by Engineering Inspections Manager, Raleigh, NC 27602

EX. 55MM RIM: 415.47 IN: 409.27' OUT: 409.07'  
 EXISTING FIRE/HYDRANT TO BE REMOVED AND NEW ONE INSTALLED AT NEW LOCATION  
 RELOCATED POWER POLE  
 PUBLIC ACCESS EASEMENT FOR 10' SIDEWALK ENCROACHMENT  
 PROVIDE 1/2 OF 27' B/W STREET W/10' PEDESTRIAN PASSAGE & 1/2 OF 25' R/W & 5' UTILITY STRIP

- NOTES**
1. DEMAND AND TYPE DATE SCHEDULE, I
  2. ALL CONSTRUCTION SPECIFICATIONS AND CONTRACTOR SHALL
  3. ALL DIMENSIONS AND ANY WORK SHOWN IS TO BE IN ACCORDANCE WITH THE LOCATION OF THE CONTRACTOR SHALL
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUFACTURE OF ALL ITEMS SHOWN ON THIS SITE PLAN
  5. THIS SITE PLAN IS SUBJECT TO CITY REVIEW



S 89°58'16" W 180.07'

spill curb

